



6220 ARC WAY, UNITS 1 & 3 | FORT MYERS, FL 33966

4,000± SF END-CAP FLEX WAREHOUSE WITH IMMEDIATE AVAILABILITY

FOR LEASE

CONTACT

Justin Ankney, CCIM

239-933-5594

justin@mayhughcommercial.com

In Consultation with

Chase Mayhugh, SIOR, CCIM

Centrally Located with Easy Access, Ample Parking, and Flexible Industrial Use

AVAILABLE IMMEDIATELY, this 4,000± SF warehouse flex unit offers a functional layout with a small office component and one restroom, ideal for a variety of light industrial, service, or distribution users. The end-cap unit provides added accessibility and convenience, along with ample on-site parking.

Located on Arc Way—just 350 feet from Metro Parkway—the property offers quick connectivity to Plantation Road, Colonial Boulevard, and Daniels Parkway, making it easily accessible from all directions. Zoned Light Industrial, the space accommodates a wide range of uses. Offered at \$5,833.33 per month (modified gross) with a three-year minimum term. Contact us today to schedule a private tour.

PROPERTY DETAILS

AVAILABLE SF	4,000 SF
LEASE RATE	\$17.50 p/s/f (\$5,833.33 MG)
ZONING	IL (Lee County)
OVERHEAD DOORS	(2) 10' X 12' OH Doors
CEILING HEIGHT	16' Ceiling Height

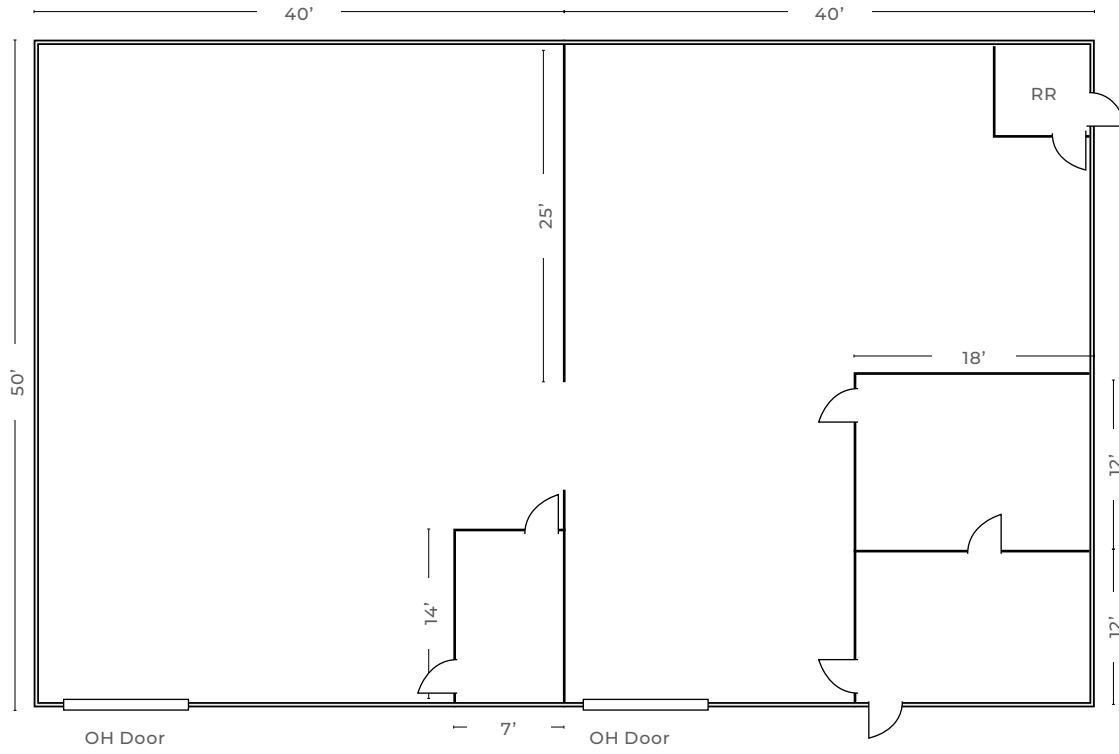


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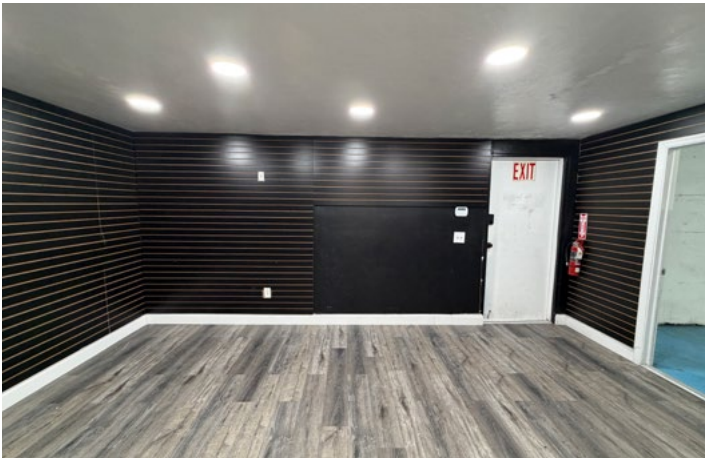
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Fort Myers, FL 33907

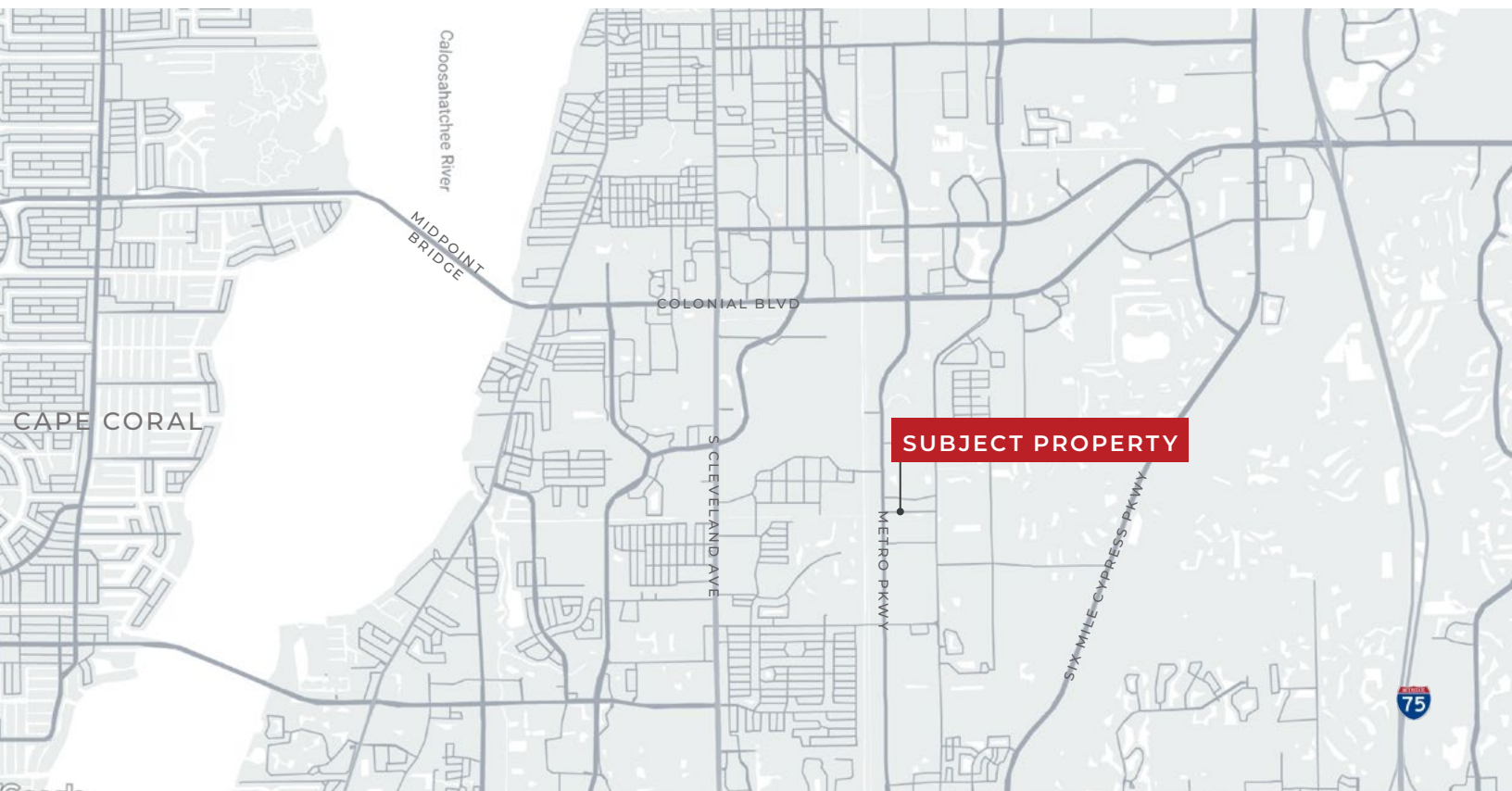
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FLOORPLAN



This floorplan is for illustrative purposes only and is not drawn to scale.





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